



## MINUTES

### MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

May 22, 2025 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Markunas called the meeting to order at 6:30 PM
- Commissioners Present:** Richard Rappold, Johnny Morris, Chair Markunas, Dave Toepper, Dan Knieriem
- Commissioners Absent:** Jessica Jakubowski, Brian James
- Staff Present:** Community & Economic Development Director Mike Schwarz, Planner Lanie Hannon, Administrative Assistant Lisa Paulus
- Elected Officials Present:**

#### A. Approval of the Minutes from May 8, 2025

Chair Markunas asked for questions or comments regarding the minutes. There were none.

**Motion (#1):** To approve the minutes from May 10, 2025.

Motion by: Rappold                      Seconded by: Toepper

Approved: (3-0-2)      Abstained: Morris, Markunas

Chair Markunas asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. Chair Markunas then swore in those members of the audience wishing to provide testimony.

#### B. Public Hearing: Dalke Residence – 662 Fairway Lane (Ref. 106)

Lanie Hannon presented the staff report.

The applicant, Mr. Dalke, thanked Ms. Hannon for doing an excellent job. Mr. Dalke explained 662 Fairway Lane is the home that his wife grew up in 57 years ago. The Dalke family has been in California for 26 years and now would like to beautify this property and bring an outdoor living space back to Frankfort.

**Motion (#2):** To close the Public Hearing.

Motion by: Knieriem

Seconded by: Rappold

Approved: (5-0)

The 10-yard setback was discussed. Commissioner Knieriem asked the applicant if the neighbors had expressed any objections. Mr. Dalke replied that he has no reason to believe the neighbors would have issues as the proposed addition would not go any further than the current deck.

Chair Markunas stated that the aerial view shows existing trees in the northeast corner of the property and asked if the trees will be impacted. Mr. Dalke replied no, the tree closest to the deck will be trimmed up, but will remain, and the second tree will not be touched. The plan is to not take away any plants, but rather to increase the landscaping.

Chair Markunas stated the improvements seem to be in the existing footprint of what is already in place.

**Motion (# 3):** Recommend the Village Board approve the variation request to reduce the minimum side yard setback (west) for the primary structure from 25' to 10' on the property located in the ER, Estate Residential District at 662 Fairway Lane, Frankfort, Illinois 60423 (PIN: 19-09-26-202-010-0000) in accordance with the reviewed plans, public testimony and Findings of Fact.

Motion by: Morris

Seconded by: Toepper

(5-0)

### **C. Public Hearing: Pickled! – 20825 S. La Grange Road (Ref. 107)**

Lanie Hannon presented the staff report.

The applicant, Nathan Taylor, approached the podium. He stated that Frankfort will be Pickled!'s 5<sup>th</sup> location. He explained that their first Pickled! location was in a run-down strip mall, and they are now the anchor tenant at that location. Based on a market study he conducted, Mr. Taylor believes Pickled! helped develop retail spaces in previous communities because data shows that people come for pickleball then go shopping afterwards, partnering recreation with retail spaces. He believes pickleball is a great sport, and most players are above the age of 45.

Chair Markunas asked how long they've been in business. Mr. Taylor replied approximately 2.5 years, since they began developing their first location in 2022 and

opened in April of 2023. He explained the benefits of playing indoors at a dedicated pickleball space.

Chair Markunas asked about the size of the location. Mr. Taylor replied that the Frankfort Pickled! location will be the same size as their Wheaton location, as 7-8 courts are easy to maintain, and will be full in the winter.

Commissioner Morris asked the applicant about the justification of going from eighty-eight parking spaces to zero. Mr. Taylor explained there are 7 courts with 4 people per court, so that would be 28 people if the site is full. He assumed some couples would drive together. Commissioner Rappold stated there is very little space for visitors within the parking lot, but that he has never seen the parking lot full. Particularly to the north where the Pickled! location is.

Commissioner Morris asked how growth will continue to look for the applicant with a 45% increase in national interest in pickleball. Mr. Taylor stated he is unsure of where it's going to go, but he knows it's trending upward and does not see the sport slowing down.

Commissioner Knieriem asked if the applicant could walk the Commission through the interior space remodeling. Mr. Taylor stated the current flooring is in good condition. The concrete surface will be grinded down, double skim coated, and medium push broom finished. The floor will be smooth and free of defects. Mr. Taylor stated he will be redoing the drywall. They will be hanging soundproof carpet on the walls, which is about 12 feet high. Sport lighting will be incorporated. Movable floor barriers made of vinyl PVC will be added. A restroom will be added since there's currently just one. The court will be painted and the nets will not be drilled into the floor.

Commissioner Knieriem asked if food would be offered. Mr. Taylor replied there will be prepackaged snacks and drinks, but no cooked goods.

Chair Markunas asked if Pickled! offered a membership. Mr. Taylor replied Pickled! has a hybrid model. Anyone can rent a court and play, like a tee-time, but there are also membership options. Mr. Taylor stated their pricing is in the middle to lower range compared to other pickleball franchises. Mr. Taylor explained that players book a court using the online booking software, Court Reserve. There will be a front desk with someone attending it. Open Play is also available to divide players up by ability.

Chair Markunas stated the proposed hours were from 7:00 a.m. to 11:00 p.m. and asked if Mr. Taylor expected players to play until closing. Mr. Taylor replied yes, any time after 5:00 p.m. is prime-time and is in high demand. Usage tends to fall off around 10:00 p.m., however some players do come in at 10:30 p.m. There are also early morning players that come in before work, so 7:00 a.m. is a busy time. Mr. Taylor explained that he predicts the business will stay busy the full day.

Commissioner Morris asked if there would be showers. Mr. Taylor answered no, stating nobody uses them at his other locations. Commissioner Toepper asked if there was a pro shop. Mr. Taylor replied yes, there will be a small area with a couple paddles, grips, and towels for purchase.

Commissioner Rappold asked Mr. Taylor to describe the front desk. Mr. Taylor stated the front desk will be located at the bottom right corner of the entryway and is 12-feet long. Commissioner Rappold asked if there were any security measures. Mr. Taylor replied remote locks are on the doors.

Commissioner Morris asked about Pickled!'s advertising model. Mr. Taylor stated they invest in the community, so they will go to the parks to talk face-to-face with local outdoor players. They try not to advertise online, but rather to go where the players are. 20% of Woodridge players will likely be coming to this new location in Frankfort.

**Motion (# 4):** To close the Public Hearing.

Motion by: Knieriem                      Seconded by: Toepper

(5-0)

The Commission expressed no issues with the proposed use.

Commissioner Rappold asked if it was necessary to go to zero for the parking adjustment. He stated the applicant was proportioning 501 spaces among X-number of stores and asked if that was a good policy. Lanie Hannon replied that considering the lot is already deficient, the adjustment reduces the required number of spaces to zero. Commissioner Rappold asked if the landlord could add additional buildings on the lot with reduced parking. Ms. Hannon stated that any new construction would have to be reviewed and approved by the Building Department and that parking would be analyzed. Mike Schwarz stated this type of motion is consistent with some of the similar variations that have been granted in the past essentially to recognize that the existing parking supply is adequate to serve the existing and proposed uses. Commissioner Morris asked how deficient the parking is. Ms. Hannon replied it is overall deficient by 305 spaces based on the current Code-required parking. Commissioner Morris agreed the concerns which Commissioner Rappold discussed would be valid. Mike Schwarz explained parking requirements. Chair Markunas agreed that parking is quite plentiful during the day and night at that location.

**Motion (# 5):** Approve a parking adjustment to the minimum number of required off-street parking spaces for the proposed business from 88 to 0 to allow the existing 501 parking spaces on the property located at 20825 S. LaGrange Road, Suite A, Frankfort, IL 60423 (PIN: 19-09-22-100-051-0000) to serve the proposed indoor recreation facility and existing

businesses in the shopping plaza in accordance with the reviewed plans and public testimony.

Motion by: Rappold

Seconded by: Morris

(5-0)

**Motion (# 6):** Recommend the Village Board approve a Special Use Permit for Indoor Recreation to operate a pickleball business in the B-2, Community Business District, for the property located at 20825 S. LaGrange Road, Suite A, Frankfort, IL 60423 (PIN: 19-09-22-100-051-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Toepper

Seconded by: Rappold

(5-0)

#### **D. Public Hearing: Grounded Coffee – 19 Ash Street (Ref. 108)**

Lanie Hannon presented the staff report.

The applicant, Michael Shideler, approached the podium. Commissioner Rappold asked about the bathrooms, and if they were located inside the indoor Grounded Coffee space. Mr. Shideler stated bathrooms were in the hallway, which is communal and ADA accessible. There are 5 total bathrooms on the first floor of the building. Chair Markunas asked how Grounded customers are going to access the bathrooms. Mr. Shideler explained that the back door can be used for clean-up purposes and to access restrooms. Chair Markunas confirmed there will be no server or waiter outside to which the applicant agreed. Chair Markunas asked where the gates on the Grounded patio fence would be. Mr. Shideler replied where the black and the pink lines meet on the site plan. Chair Markunas questioned if there was going to be a gate on the north or east facing fence for the Grounded space. Mr. Shideler replied for the Grounded side, yes. The Loft will not have gates as it needs to be a secure space.

Commissioner Knieriem asked Mr. Shideler about the cut-out in the north exterior wall of the Olde Frankfort Mall that can be seen as you're headed up The Loft's stairs. Mr. Shideler replied that the hole in the wall is there because he is currently checking to see what kind of ventilation is needed for the building. He explained the glycol system is behind that cut and that the kegs are on the first floor. All the storage for The Loft is in the basement. Commissioner Knieriem confirmed that in the evening when Grounded closes, customers at The Loft can still use the restrooms.

Mr. Shideler stated he believed 4:00 p.m. to 9:00 p.m. would be the hours of operation for The Loft's patio. Commissioner Knieriem confirmed that after said hours of operation, the patio would be locked up and customers would be funneled to the upstairs Loft location. Mr. Shideler replied yes. Commissioner Toepper asked if the patio would be pet friendly. Mr. Shideler answered yes.

Chair Markunas asked Mr. Shideler if he would be matching the Fat Rosie's fencing. Mr. Shideler replied no, but the fencing will be similar to the scrollwork fencing photo provided in the staff report. Mike Schwarz explained if the Commission feels strongly that the fencing shall exactly match Fat Rosie's, the Commission can make it a condition. Mike Schwarz stated he believes the gauge or durability of the fencing was the concern raised at the Historic Preservation Commission meeting on April 16<sup>th</sup>. Chair Markunas stated it doesn't need to match exactly, but should be black metal, powder coated, and 4 feet high. He explained that and if the fencing exactly matches the scrollwork, that is great, but as long as the design is close to that of Fat Rosie's, it is okay.

**Motion (# 7):** To close the Public Hearing.

Motion by: Knieriem

Seconded by: Morris

(5-0)

Commissioner Rappold asked if the patio will include planters. Mr. Shideler replied that he would prefer to include planter boxes, but that he is still in the process of getting décor to match the Loft's aesthetic. Mr. Shideler said he wanted to do something with lighting, such as string lighting, as well. Mike Schwarz stated that outdoor lighting is regulated in the Zoning Ordinance, and that any proposed lighting will require staff review before installation. Chair Markunas again asked for clarification about the planters and potted plants. Mr. Shideler stated there will be planted boxes along the railing of The Loft's staircase and there will be potted plants. The wooden planters currently in the proposed space will not be used, and there will be planters on the fence.

Chair Markunas addressed the outdoor seating location and design. Commissioner Rappold stated he has no problem with the Grounded Coffee usage, however The Loft outdoor seating is a separate issue. Chair Markunas asked what would be much different from the previously approved Grounded Coffee outdoor seating plans. Mr. Shideler explained the split rail fence was taken down, so along with sharing the space with The Loft, the fencing will be the biggest change.

Chair Rappold asked Mr. Shideler what his plans for the Olde Frankfort Mall building addition plans that were approved in 2024 were. Mr. Shideler explained that initially he

was informed that the bowling alley machine at The Loft would not work again. He stated if The Loft bowling alley business continues to succeed, they won't need the 3-story building renovation. He stated that he is studying the overall project and that since the plans were approved, elevator costs have increased over 60%. A ComEd pole on the corner of the lot also has electrical constraints that are affecting potential elevator installation. Mr. Shideler explained that since opening the business, he has discovered that the existing building is in pretty good shape.

Chair Rappold asked Mr. Shideler if he was going to do something to fix up the outside of the building. Mr. Shideler said he is exploring a 2-story addition which would have a corner restaurant. He would also like to do a mural on the north wall along The Loft's stairs. Mr. Shideler explains that he wants The Loft to succeed, but if not, the space would be filled with business units and apartments. He explained that he would need a large restaurant to come and occupy a large space for the 2-story renovation to make sense. He also stated that when the 3-story building addition was approved, he requested some time to figure out his exact plans and that he is still taking that time.

The Commission had no concerns with the proposed red umbrellas, tables and chairs, or HPC recommended fencing. There were also no issues with hours of operation or parking.

Mike Schwarz suggested a condition for the affirmative motion stating that if the next item on tonight's agenda, The Loft outdoor seating is denied, Grounded Coffee's proposed footprint be allowed to be shifted west, closer to the front entrance of the business, which would be within that area of the proposed patio space for The Loft. The Commissioners and applicant agreed to the condition that the patio would be allowed to shift forward (west).

Commissioner Rappold asked the Commission if they would prefer to remove the word "permanent" from the motion and if the Commission would like to see the applicant reapply for a Special Use Permit for outdoor seating on an annual basis. Chair Markunas stated that he did not think that the applicant should be required to reapply annually. Commissioner Knieriem explained that if any additional modifications are made to the outdoor seating area, the applicant should come back for the Plan Commission's approval.

**Motion (# 8):** Recommend the Village Board approve a Special Use Permit to allow an outdoor seating area associated with a permitted restaurant on the property located at 19 Ash Street, Frankfort Illinois, 60423 (PIN: 19-09-28-208-003-0000), in accordance with the reviewed plans, public testimony and findings of fact with an allowance to shift the footprint westward if The Loft's proposed patio space (May 22, 2025 PC/ZBA Ref. 109) is denied.

Motion by: Knieriem

Seconded by: Rappold

(5-0)

**Motion (# 9):** Recommend the Village Board approve a Variation to reduce the number of required off-street parking spaces for the existing business and proposed outdoor seating from 20 to 0 parking spaces on the property located at 19 Ash Street, Frankfort Illinois, 60423 (PIN: 19-09-28-208-003-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Knieriem

Seconded by: Morris

(5-0)

#### **E. Public Hearing: The Loft – 15 Ash Street (Ref. 109)**

Lanie Hannon presented the staff report.

The applicant, Michael Shideler, approached the podium.

Chair Markunas confirmed that the fencing, furniture, umbrellas, and intent will be the exact same as the plans just approved for Grounded Coffee. The applicant agreed.

Commissioner Rappold asked Mr. Shideler if he planned to have a bar outside. Mr. Shideler replied no. Mr. Shideler explained that he intends to serve food and drink on the patio from upstairs and that there will be a server and a runner to serve the food and drink. He said that there will be limited food and that some food will be held on the first floor. A limited menu will be offered outside. Commissioner Morris asked if a runner would be serving all food. Mr. Shideler stated it would be a bus boy dedicated to carrying food up and down The Loft's stairs from the second floor kitchen to the patio. Commissioner Morris asked if Mr. Shideler had any safety concerns. The applicant said no, as there's 4 fridges and freezers in the basement, which they store food and routinely bring up the stairs for preparation. Chair Markunas stated he knew Mr. Shideler planned on doing exterior renovations to the building, as it is an eyesore. He asked what can be done to improve the exterior now that there may be outdoor seating. Mr. Shideler stated the whole railing of stairs will be covered with flowers. Chair Markunas asked about the louver and the paint and explained that something should be done. Mr. Shideler stated he could install another poster for The Loft along the stairs. He stated that he believed the signage ordinance was bad and that he was having difficulty adhering to the code. Chair Markunas stated the area by the exterior stairs needs to be cleaned up. Commissioner Rappold agreed that the exterior looked terrible. Commissioner Knieriem suggested Mr. Shideler hire a painter. He explained that painters can complete the job in two days and will assist in cleaning up the



exterior. Commissioner Knieriem stated the applicant is doing a great job. Commissioner Morris said based on the exchange, the applicant should know what improvements need to be done. Chair Markunas stated the Commission will not make the improvements a condition, but that they should be addressed.

Mr. Shideler explained that existing restrooms in the Olde Frankfort Mall hallway are non-ADA accessible bathrooms. He explained that these would be changed to become ADA accessible as approved by the Building Department. Ms. Hannon stated that converting the restroom to be ADA accessible is not conditioned in the report, but that the Building Services Department would have to approve these plans. Ms. Hannon stated the motion can be conditioned upon the adequate number of ADA restrooms being installed prior to installation of the outdoor seating. Commissioner Rappold stated he did not think the applicant was ready for this project. Commissioner Rappold stated the ADA restroom requirements would have to be completed before the opening of the outdoor space and asked if the Commission could put limitations on the 10:00 p.m. patio closing. The applicant replied that the proposed hours of operation are 4:00 p.m. to 10:00 p.m., but stated he did not want to limit himself and cut hours off at 10:00 p.m. rather than 11:00 p.m. Chair Markunas stated he would like to condition the motion to close at 10:00 p.m. as well. The applicant agreed to stop serving food and drink at this time, but requested that the business be given a grace period of an hour to have customers leave the patio area.

The applicant confirmed that lighting will be the same as Grounded.

Mr. Shideler explained that he intends to extend The Loft's patio east of Grounded's outdoor seating area for special events. During these events, he may have an outdoor kitchen and live entertainment. He explained that when he sets up the special event area, he will obtain all required permits with the Village.

There were no concerns regarding parking from the Plan Commission.

A downtown resident, Charlie Kaminski, approached the podium. She expressed concern with every business in the historic district being given a parking adjustment to zero. She specifically asked the Commissioners if they knew how many parking spaces are required for each business per the code. Chair Markunas replied no, the Commission refers to staff. Mike Schwarz explained the Zoning Ordinance provisions regarding parking in the downtown. A variation is required, which makes the Plan Commission/Zoning Board of Appeals act in an advisory capacity to the Village Board on such a request. Ms. Kaminski stated she has property downtown and asked if the Village of Frankfort has any kind of updated plan for parking. Mike Schwarz stated 80 new public parking spaces were recently added. He explained when the Integrus building's square footage was added, the Plan Commission spent considerable time looking at the 2016 Sam Schwartz Downtown Parking Evaluation, ensuring adequate parking for the project. He explained that since the time between the Downtown Parking Evaluation was completed and the time that the

Integrus project was proposed, no new buildings have been constructed downtown. Therefore, parking demand has not changed considerably. Ms. Kaminski questioned other avenues for parking options. She was concerned that this project is requesting 119 spaces to go to zero. She warned the Commission that if the Village continues to reduce requirements to zero, issues may arise as additional tenants establish business downtown.

**Motion (# 10):** Motion to close the Public Hearing.

Motion by: Rappold

Seconded by: Toepper

(5-0)

Commissioner Rappold stated that he is opposed to the project as he does not think the applicant will come through with all of the Commission's recommendations. He stated Mr. Shideler previously told the Village he was going to repair and construct an addition to the building, but that did not happen. Commissioner Rappold stated the outside of the building, where the ventilation system is exposed, looks terrible. He opposes the idea of employees and customers going up and down the stairs with the liquor as well.

**Motion (# 11):** Recommend the Village Board approve a Special Use Permit to allow an outdoor seating area associated with a permitted restaurant on the property located at 15 Ash Street, Frankfort, Illinois, 60423 (PIN: 19-09-28-208-003-0000), in accordance with the reviewed plans, public testimony and findings of fact, subject to the following conditions:

- a. The applicant shall provide an adequate number of ADA accessible restrooms prior to the installation of the outdoor seating area, as approved by the Building Services Department.
- b. The outdoor seating area shall close by 10:00 p.m.

Motion by: Knieriem

Seconded by: Toepper

(4-1) Denied by: Rappold

**Motion (# 12):** Recommend the Village Board approve a Variation to reduce the number of required off-street parking spaces for the existing business and proposed outdoor seating from 119 to 0 parking spaces on the property located at 15 Ash Street, Frankfort Illinois, 60423 (PIN: 19-09-28-208-003-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Toepper

Seconded by: Morris

(4-1) Denied by: Rappold

**F. Public Comments**

There were no public comments.

**G. Village Board & Committee Updates**

There were no updates.

**H. Other Business**

There was no other business.

**I. Attendance Confirmation (June 12, 2025)**

Chair Markunas asked Commissioners to please let staff know if they cannot attend the next meeting.

**Motion (# 13):** Adjournment 8:15 P.M.

Motion by: Toepper                      Seconded by: Rappold

The motion was unanimously approved by voice vote (5-0).

Approved June 12, 2025

As Presented X As Amended \_\_\_\_\_

Will Markunas /s/ Will Markunas, Chair

Lisa H. Paulus /s/ Secretary